

**Agenda Item Number:** B 296-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 10/19/2015

**Re:** Barcus Ridge Plat No. 2 & variance to Section 25-53(4) (Case #15-202)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from Minutes

## Executive Summary

Approval of this request will result in the creation of five (5) R-1 zoned lots and permit four (4) driveway accesses onto Old Plank Road.

## Discussion

The applicant is requesting approval of a 5-lot final plat of R-1 zoned land and a variance to Section 25-53(4) of the Subdivision Regulations pertaining to residential driveway access to Old Plank Road. The proposed lot layout is consistent with the 2014 approved preliminary plat for Barcus Ridge. The plat will dedicate half-width right of way for Old Plank Road and sidewalk installation will occur within 3 years of plat approval along Old Plank Road.

When the preliminary plat of Barcus Ridge was approved the issue of individual residential driveway access to the proposed 5 lots was not addressed. Section 25-53(4) of the Subdivision Regulations lists certain roadways onto which one and two-family residential lots cannot obtain access of which Old Plank Road is listed as one. Access to the streets listed in Section 25-53(4) is typically not supported due to safety concerns and traffic movement considerations.

In this instance; however, the proposed five lots will not front onto a highly urbanized portion of Old Plank Road and are significantly larger than a standard residential lot in a typical subdivision. To further support approval of the variance, the applicant has provided a future roadway profile for Old Plank Road that shows the proposed driveway locations. This roadway profile shows four future driveways - Lots 1 and 2 will share a common driveway access.

The City's Traffic Engineer believes that the addition of four (4) driveways to this portion of Old Plank Road will have minimal impact upon the roadway's operational efficiency and will not create public safety concerns. It should also be noted, that the applicant has submitted O-P and PUD rezoning applications on Lots 1 and 5, respectively, for review. These applications would eliminate the access restriction along Old Plank Road since it only applies to one and two-family residential development.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



Except for the requested variance, the final plat meets the technical requirements of the Subdivision Regulations and internal and external departments/agencies recommend approval. The City's Traffic Engineer supports the access variance subject to verification of sight distances from each access and technical revisions to the roadway profile.

The applicant's provided an explanation for variance and proposed plat and noted that the rezoning requests for Lots 1 and 5 would be fully discussed at an upcoming Commission meeting. No one else addressed the Commission.

The Planning and Zoning Commission at its October 8 meeting reviewed the request and recommended (6-1) to approve the plat and variance subject to the staff's conditions. The Commission sought clarification regarding sight distance compliance and the status on the rezoning actions of Lots 1 and 5. The dissenting Commissioner stated concern regarding sight visibility prior to final voting.

A copy of the staff report (including maps and reduced plat) and meeting excerpts are attached for review.

## Fiscal Impact

**Short-Term Impact:** None. The applicant will be responsible for all public infrastructure installation/extension costs to serve the proposed 5 lots.

**Long-Term Impact:** Long-term impacts may include increased cost for provision of public safety and trash collection as well as maintenance of sanitary sewer and roadway facilities. Such costs may or may not be off-set by increased user fees and taxes.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Infrastructure...Connecting the Community

Comprehensive Plan Impact: Infrastructure

## Suggested Council Action

Approve the final plat and variance to Section 25-53(4) as recommended by the Planning and Zoning Commission, subject to staff's conditions.

## Legislative History

Res. 215-14: Barcus Ridge Preliminary Plat (11/17/14)

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 296-15

### **AN ORDINANCE**

approving the Final Plat of Barcus Ridge, Plat No. 2; accepting the dedication of rights-of-way and easements; authorizing a performance contract; granting a variance from the Subdivision Regulations as it relates to direct driveway access on Old Plank Road subject to conditions; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Barcus Ridge, Plat No. 2, as certified and signed by the surveyor on October 13, 2015, a subdivision located on the north side of Old Plank Road and southwest of the intersection of Route K and Old Plank Road, containing approximately 21.87 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with Tompkins Homes and Development, Inc. in connection with the approval of the Final Plat of Barcus Ridge, Plat No. 2. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. Subdivider is granted a variance from the requirements of Section 25-53(4) of the Subdivision Regulations so that Lots 1 and 2 are allowed a single shared direct driveway access on Old Plank Road and Lots 3, 4 and 5 are each allowed a single direct driveway access on Old Plank Road; provided, each driveway shall be constructed with a paved area of sufficient size and design to provide for vehicles to turn around on the private property and enter Old Plank Road without backing into the roadway. Technical revisions to the roadway profile of Old Plank Road shall be designed by a traffic engineer and constructed by developer prior to construction of any such driveway access to Old Plank Road.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

## PERFORMANCE CONTRACT

This contract is entered into on this day \_\_\_\_\_ of \_\_\_\_\_, 2015 between the City of Columbia, MO (“City”) and **Tompkins Homes and Development, Inc.** (“Subdivider”).

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of **Barcus Ridge, Plat No. 2**, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider’s equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to the Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City’s Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection, or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys’ fees, incurred by the City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.

7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.
8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.
9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHERE OF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: \_\_\_\_\_  
Mike Matthes, City Manager

ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

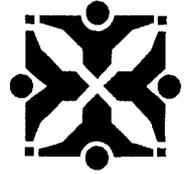
\_\_\_\_\_  
Nancy Thompson, City Counselor

Tompkins Homes and Development, Inc.

BY:  \_\_\_\_\_

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from  
Minutes

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**October 8, 2015**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of Tompkins Homes and Development (owner) for approval of a five (5) lot final plat to be known as "Barcus Ridge Plat No.2" and a variance to Section 25-53(4) relating to residential driveway access on Old Plank Road. The approximate 21.80 acre site is located on the north side of Old Plank Road southwest of Route K and Old Plank Road. **(Case #15-202).**

**DISCUSSION**

The applicant is requesting approval of a 5-lot final plat of R-1 zoned land and a variance to Section 25-53(4) of the Subdivision Regulations pertaining to residential driveway access to Old Plank Road. The proposed lot layout is consistent with that shown on the preliminary plat and dedication of half-width right of way for Old Plank Road as well as additional right of way at the intersection of Old Plank Road and Route K will be provided upon plat recording. Sidewalk along Old Plank Road will be installed within 3 years of plat approval. Furthermore, a note has been added to the plat restricting access to Lots 1 and 2 from Route K as required by Section 25-53(4).

Section 25-53(4) of the Subdivision Regulations lists certain roadways from which one and two-family residential lots cannot obtain access from of which Old Plank Road is listed as one. Given permission to access to the proposed 5 lots was not addressed during the preliminary plat approval process the applicant is seeking the access variance at this time. There are no plans to provide access to the subject lots from Timber Run Drive which is to the north.

Access to the streets listed in Section 25-53(4) is typically not supported due to safety concerns and traffic movement considerations. These concerns are based on the fact that the listed streets are generally in more urbanized environments that carry higher traffic volumes which are not well-suited to have individual dwelling unit driveways accesses them.

In this instance; however, the proposed five lots will not front onto a highly urbanized portion of Old Plank Road and are significantly larger than a standard residential lot in a typical subdivision. It should also be noted, that the applicant has submitted O-P and PUD rezoning applications on Lots 1 and 5, respectively, for review. These applications would eliminate the access restriction along Old Plank Road since it only applies to one and two-family residential development. Furthermore, the applicant has submitted a roadway profile for future improvement of Old Plank Road that includes the proposed driveway locations. This roadway profile shows only four future driveways. Lots 1 and 2 would share a common driveway access.

The City's Traffic Engineer believes that the addition of four (4) driveways to this portion of Old Plank Road will have minimal impact upon the roadway's operational efficiency and will not create public

safety concerns. Access to the Gates Subdivision, south of the subject site, is limited to the two entrances shown on the approved preliminary plat. No additional driveways are permitted between those two entrances. For the above reasons, the Traffic Engineer supports the granting the access variances subject to final approval of the roadway profile and verification of sight distances from each access being met.

With the exception of the requested driveway access variance the proposed plat meets all zoning and subdivision requirements. Both internal and external departments/agencies have reviewed the plat and recommend approval of it.

**STAFF RECOMMENDATION**

Approval of the 5-lot plat and variance to Section 25-53(4) subject to final approval of the roadway profile and verification of sight distances from each driveway access being met.

**SUPPORTING DOCUMENTS**

- Aerial and topographic maps
- Final Plat

**SITE HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Residential District
<b>Previous Subdivision/ Legal Lot Status</b>	Land in limits.

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	+/- 22 acres
<b>Topography</b>	Sloping from southwest to northeast
<b>Vegetation/Landscaping</b>	Tree covered with stream in southwest portion of site.
<b>Watershed/Drainage</b>	Little Bonne Femme Creek
<b>Existing structures</b>	Vacant

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	PWSD #1
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

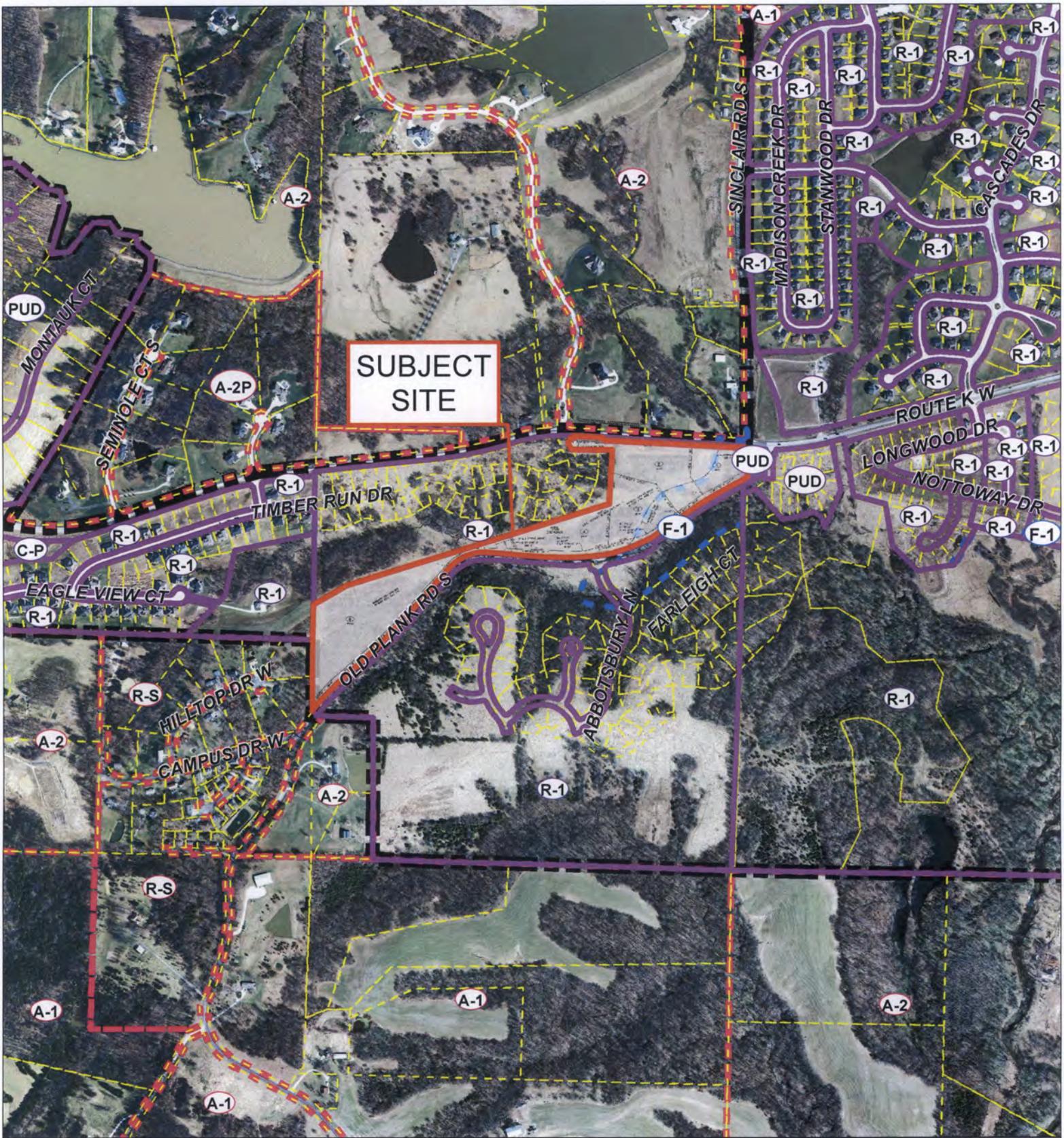
<b>Route K</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Minor Arterial (unimproved & State-maintained). 84-foot ROW required – additional 12 feet ½ width required. Sidewalk installation required with development.
<b>CIP projects</b>	None

<b>Old Plank Road</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Major Collector (unimproved & County-maintained). 66-foot ROW required – minimum 33-foot ½ width required to be dedicated. Sidewalk installation required with development.
<b>CIP projects</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within the Cascades Park service area.
<b>Trails Plan</b>	Proposed location of tertiary Little Bonne Femme Trail through southeast corner of property.
<b>Bicycle/Pedestrian Plan</b>	No facilities in the area.

Report prepared/approved by Patrick Zenner

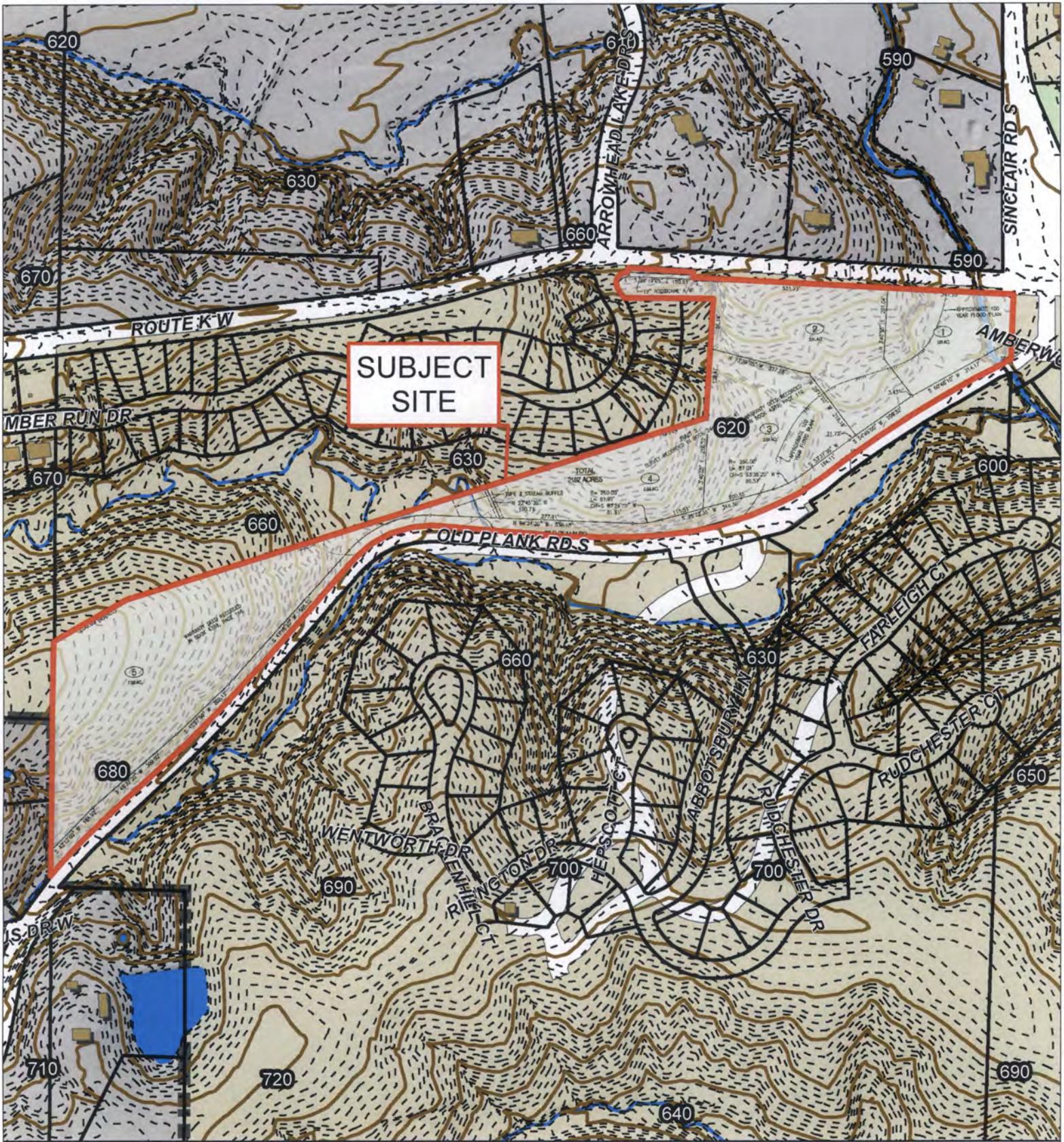


## 15-202: Barcus Ridge Plat No. 2 Final Plat



- City of Columbia Zoning
- Boone County Zoning
- 100-Year Flood Plain
- Parcels



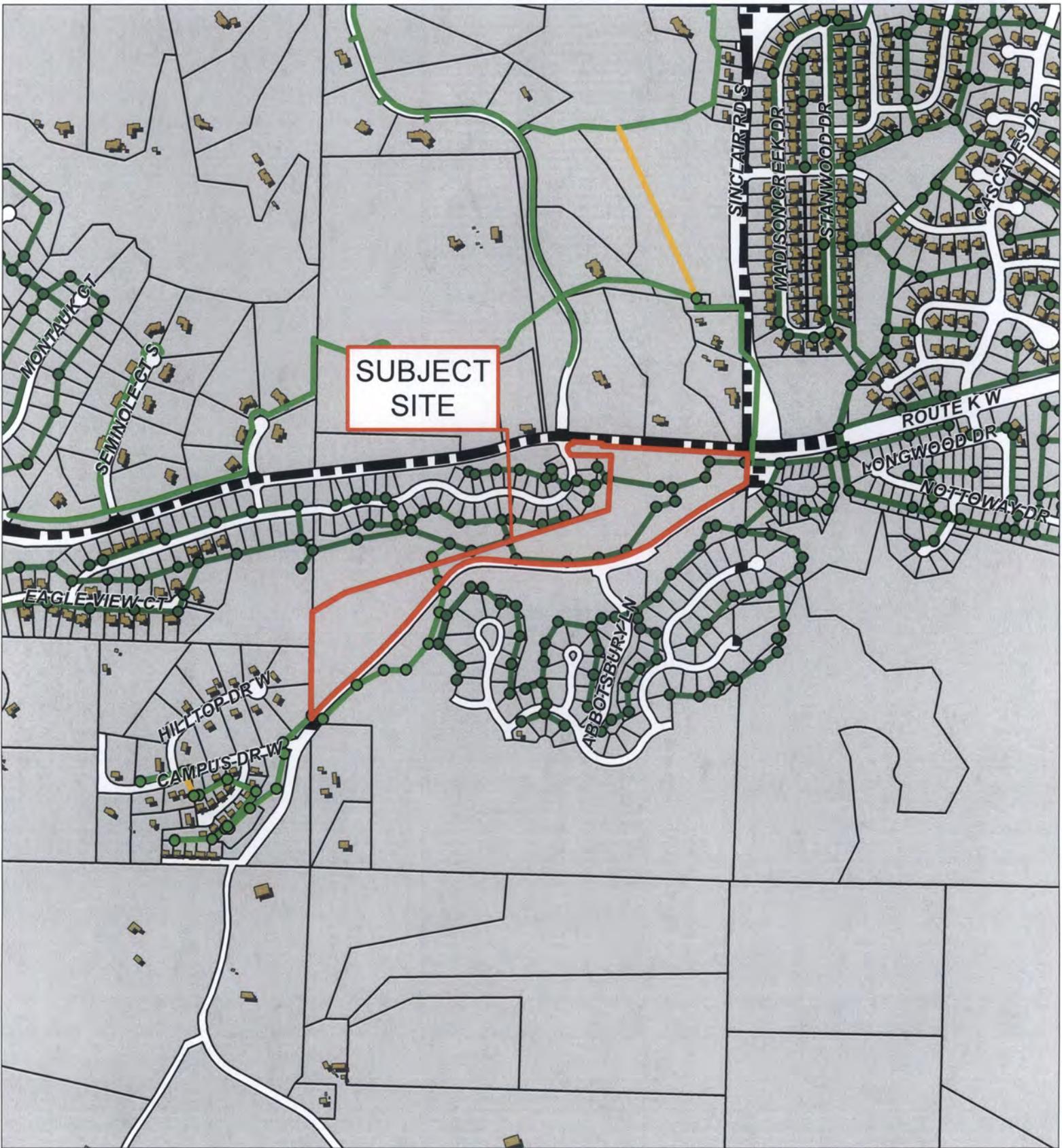


## 15-202: Barcus Ridge Plat No. 2 Final Plat



- 10 Foot Contour Lines
  Parcels
  Bodies of Water
- 2 Foot Contour Lines
  Building Footprint





# 15-202: Barcus Ridge Plat No. 2

## Final Plat



● BCRSD

● City Sanitary Structure

— BCRSD

— City Sanitary Line

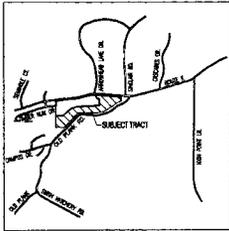
■ Building Footprint

■ Parcels

— Private Sanitary Line



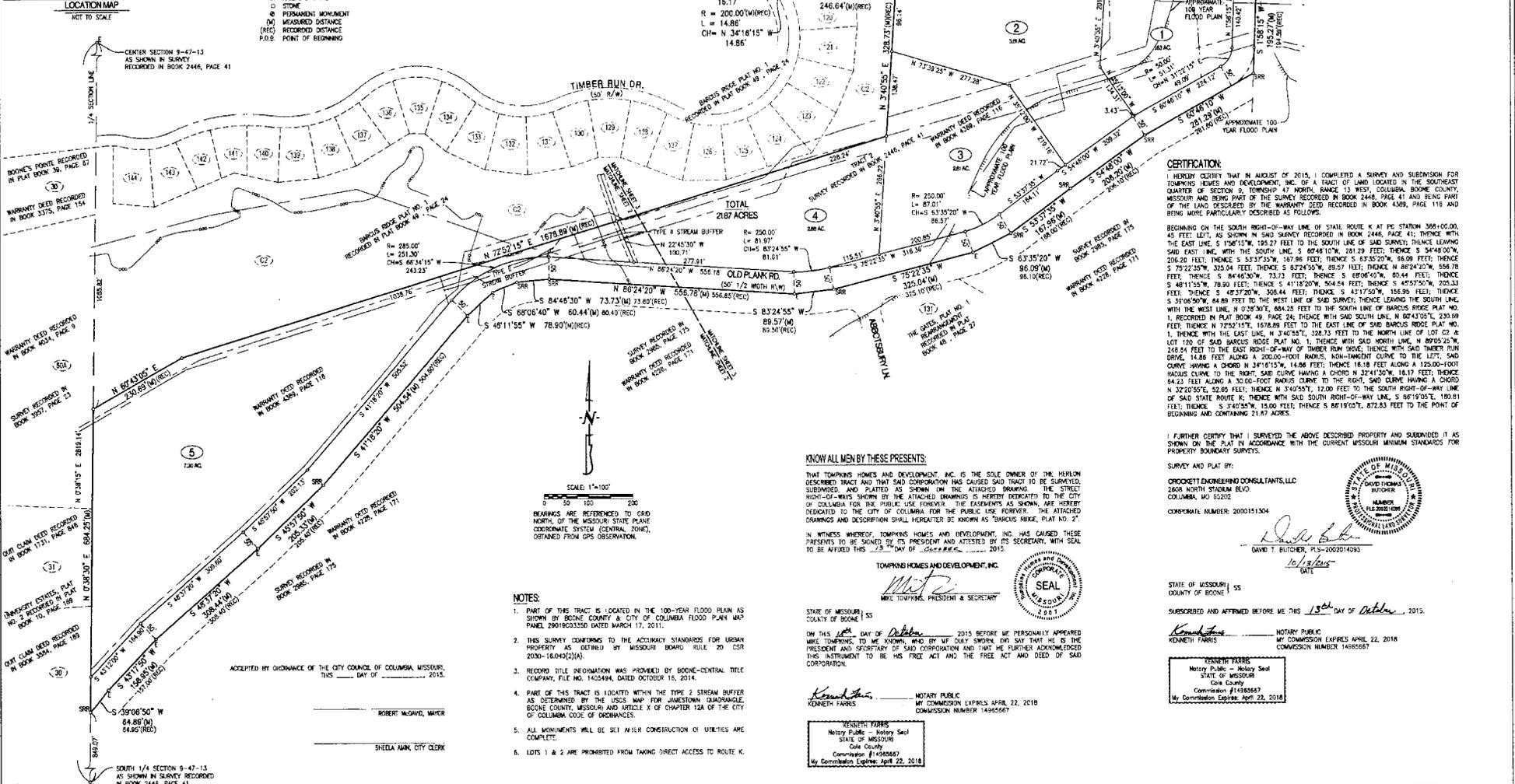




# FINAL PLAT BARCUS RIDGE, PLAT No. 2

LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 9 TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
AUGUST 31, 2015  
CASE #15-202

- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - RR RAILROAD SPIKE
  - ST STONE
  - PM PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - P.O.B. POINT OF BEGINNING



**CERTIFICATION**

I HEREBY CERTIFY THAT IN AUGUST OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOMES AND DEVELOPMENT, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 2446, PAGE 41 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4389, PAGE 116 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE K AT PG STATION 306+00.00, 45 FEET LEFT, AS SHOWN IN SAID SURVEY RECORDED IN BOOK 2446, PAGE 41; THENCE WITH THE EAST LINE, S 10°41'15" E, 193.27 FEET TO THE SOUTH LINE OF SAID SURVEY; THENCE LEAVING SAID EAST LINE WITH THE SOUTH LINE, S 86°48'10" W, 291.20 FEET; THENCE S 84°54'50" W, 206.20 FEET; THENCE S 53°37'35" W, 167.86 FEET; THENCE S 63°35'20" W, 86.09 FEET; THENCE S 79°22'35" W, 325.04 FEET; THENCE S 83°24'55" W, 89.57 FEET; THENCE N 89°24'20" W, 556.78 FEET; THENCE S 84°45'30" W, 73.73 FEET; THENCE S 68°00'40" W, 60.44 FEET; THENCE S 48°11'55" W, 78.90 FEET; THENCE S 83°24'55" W, 89.57 FEET; THENCE S 45°52'50" W, 203.33 FEET; THENCE S 48°37'20" W, 308.44 FEET; THENCE S 43°17'50" W, 156.99 FEET; THENCE S 37°05'00" W, 84.89 FEET TO THE WEST LINE OF SAID SURVEY; THENCE LEAVING THE SOUTH LINE WITH THE WEST LINE, N 0°28'30" E, 864.23 FEET TO THE SOUTH LINE OF BARCUS RIDGE PLAT NO. 1, RECORDED IN PLAT BOOK 49, PAGE 24; THENCE WITH SAID SOUTH LINE, N 07°43'05" E, 230.89 FEET; THENCE N 72°52'15" E, 183.89 FEET TO THE EAST LINE OF SAID BARCUS RIDGE PLAT NO. 1; THENCE WITH THE EAST LINE, N 3°40'55" E, 328.73 FEET TO THE NORTH LINE OF LOT C2 & LOT 120 OF SAID BARCUS RIDGE PLAT NO. 1; THENCE WITH SAID NORTH LINE, N 89°25'20" W, 245.64 FEET TO THE EAST RIGHT-OF-WAY OF THIBBS RUN DRIVE; THENCE WITH SAID THIBBS RUN DRIVE, 14.86 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD IN 34°18'15" W, 14.86 FEET; THENCE 18.18 FEET ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 32°41'30" W, 18.17 FEET; THENCE 64.23 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 32°20'55" E, 52.85 FEET; THENCE N 34°35'55" E, 12.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE K; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 86°19'05" E, 183.81 FEET; THENCE S 3°45'35" W, 15.00 FEET; THENCE S 86°19'05" E, 872.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.87 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:  
CROCKETT ENGINEERING CONSULTANTS, LLC  
2608 NORTH STADIUM BLVD.  
COLUMBIA, MO 65202  
CONFORMAL NUMBER: 2000151304  
*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014993  
10/13/2015  
DATE



**KNOW ALL MEN BY THESE PRESENTS:**

THAT TOMPKINS HOMES AND DEVELOPMENT, INC. IS THE SOLE OWNER OF THE HERETOFORE DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ATTACHED DRAWING OF THE STREET RIGHT-OF-WAY SHOWN BY THE ATTACHED DRAWINGS IS HEREBY FORWARDED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EXEMPTIONS AS SHOWN, ARE HEREBY FORWARDED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ATTACHED DRAWINGS AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BARCUS RIDGE, PLAT NO. 2".

IN WITNESS WHEREOF, TOMPKINS HOMES AND DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 28th DAY OF October, 2015.

TOMPKINS HOMES AND DEVELOPMENT, INC.  
*Mike Tompkins*  
MIKE TOMPKINS, PRESIDENT & SECRETARY



ON THIS 28th DAY OF October, 2015 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN AND BY MY DULY SWORN AND SAY THAT HE IS THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGED THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

*Kenneth Harris*  
KENNETH HARRIS  
KENNETH HARRIS, NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2018  
COMMISSION NUMBER 14955667

*Kenneth Harris*  
KENNETH HARRIS  
KENNETH HARRIS, Notary Public - Attesty Seal  
STATE OF MISSOURI  
Columbia, MO 65202  
Commission #14955667  
My Commission Expires April 22, 2018

- NOTES:**
- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAN MAP PLAT 2901803350 DATED MARCH 17, 2011.
  - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DETERMINED BY MISSOURI BOARD RULE 20 CSR 2000-16.040(2)(A).
  - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1405494, DATED OCTOBER 16, 2014.
  - PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESON QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
  - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF UTILITIES ARE COMPLETE.
  - LOTS 1 & 2 ARE PROHIBITED FROM TAKING DIRECT ACCESS TO ROUTE K.

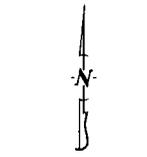
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ROBERT MCGAVD, MAYOR  
SHEILA ANN, CITY CLERK

# FINAL PLAT BARCUS RIDGE, PLAT No. 2

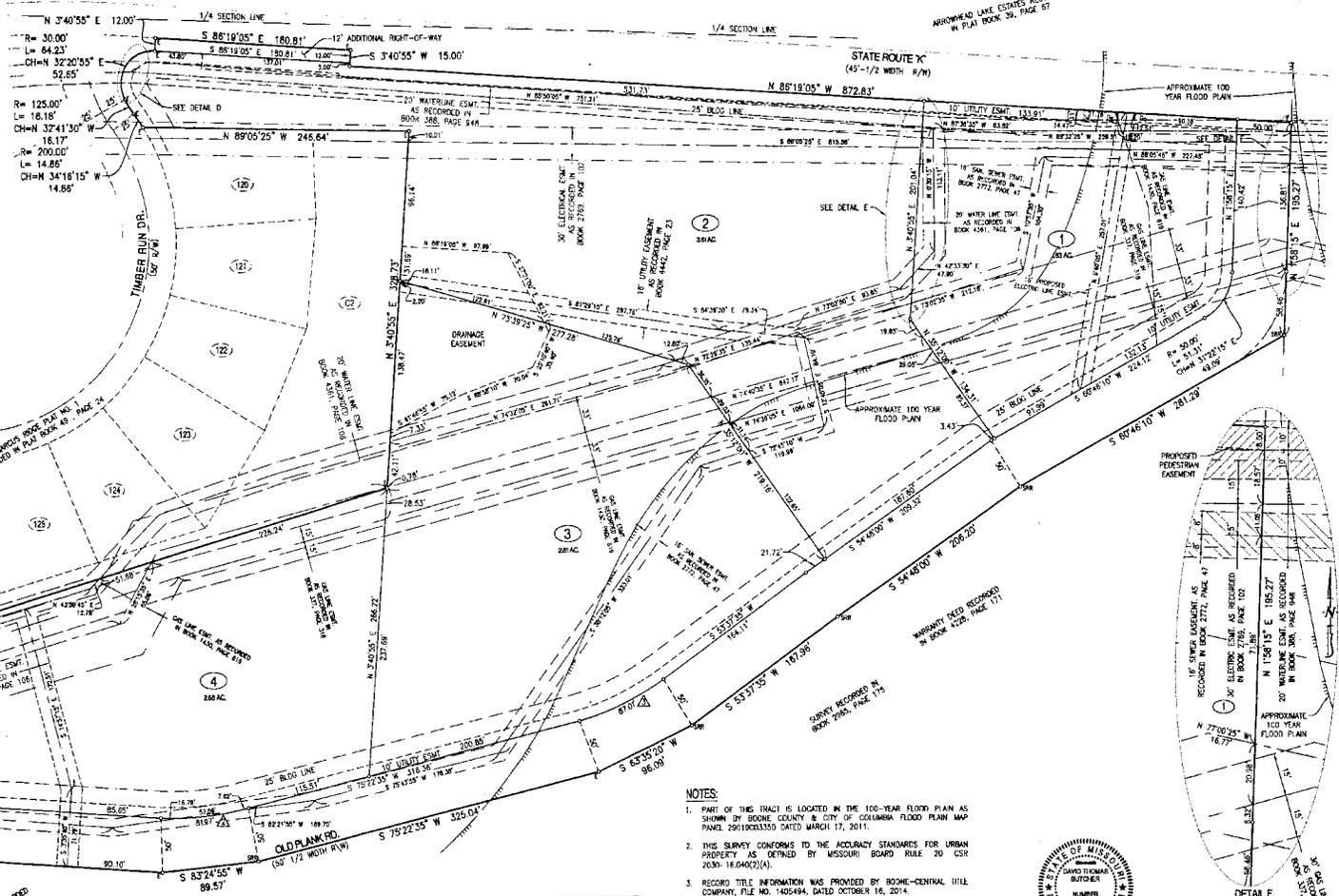
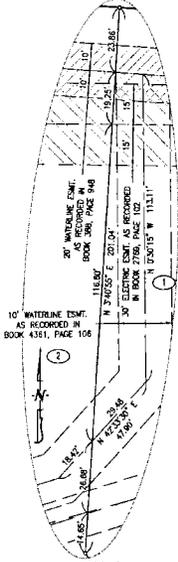
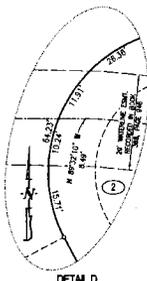
LOCATED IN THE SOUTHEAST QUARTER OF  
 SECTION 9 TOWNSHIP 47 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 AUGUST 31, 2015  
 CASE #15-202

- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - RR RAILROAD SPIKE
  - STONE
  - ⊙ PERMANENT MONUMENT
  - (M) MEASURED DISTANCE
  - (R/C) RECORDED DISTANCE
  - P.L.S. POINT OF BEGINNING



SCALE: 1"=50'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



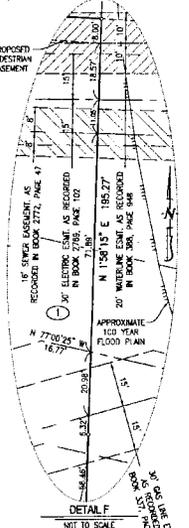
**CURVE TABLE**

CURVE	L	R	ΔDRC	CH/PT
1	251.30'	255.00'	S 66°34'15" W	243.23'
2	81.97'	250.00'	S 83°24'55" W	81.81'
3	87.01'	250.00'	S 63°14'20" W	86.57'

- NOTES:**
- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAN MAP PANEL 29181903333 DATED MARCH 17, 2011.
  - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS SET BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(4).
  - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1405494, DATED OCTOBER 16, 2014.
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  - ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF UTILITIES ARE COMPLETE.
  - LOTS 1 & 2 ARE PROHIBITED FROM TAKING DIRECT ACCESS TO ROUTE K.



DAVID T. BLITCHER, P.L.S.-2002014095  
 11/25/15  
 DATE



**EXCERPTS**

**PLANNING AND ZONING COMMISSION MEETING**

**OCTOBER 8, 2015**

**IV) SUBDIVISIONS**

**Case No. 15-202**

**A request by Crockett Engineering (agent) on behalf of Tompkins Homes and Development (owner) for approval of a five (5) lot final plat to be known as "Barcus Ridge Plat No. 2" and a variance to Section 25-53(4) relating to residential driveway access on Old Plank Road. The approximately 21.80 acre site is located on the north side of Old Plank Road southwest of Route K and Old Plank Road.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the five-lot plat and variance to Section 25-53(4) subject to final approval of the roadway profile and verification of sight distances from each driveway access being met.

MS. RUSHING: I have -- I just need some clarification. You said a driveway between Lots 1 and 2, and then a street entrance for Lot 5, which would be a PUD?

MR. ZENNER: That is correct.

MS. RUSHING: And what about Lots 3 and 4?

MR. ZENNER: Lots 3 and 4 would have driveway locations as defined on the road profile. The topography associated with Lots 3 and 4, as you see here on the plat, are relatively restricted. Therefore, the driveway locations that the applicants engineer has provided to us are pretty much where those driveways would have to go in order to get a buildable lot. One of the things that our traffic engineers would like to be able to determine with the engineering -- applicant's engineer is that the sight distances are verified so when the roadway is improved, i.e., being widened in the future, the driveway locations in the current state with a two-lane roadway section and then in the future state with normally a three- to four-lane section will not be compromised, the vision -- the sight triangles coming from those driveways. They may need to be shifted at this point, but it would be a single drive to 3, 4, a common private roadway serving Lot 5, and then a shared driveway access in actuality is shown on the O-P plan, which is what Lot 1 is proposed to be rezoned to is actually the majority of that driveway is on Lot 1, comes up the property line and then comes into the -- the proposed parking area for the office building and would come across into Lot 2 as a driveway connection in essence. So we're looking at in -- a commercial driveway connection at Lot 1, Lot 2, two driveways which would probably be anywhere between ten to twelve feet wide, and then generally a 28-foot-wide private road coming off into Lot 5.

MR. REICHLIN: Are there any other questions of staff?

MR. HARDER: What's the speed limit on Old Plank Road in that area?

MR. ZENNER: Did we just downgrade the speed limit to 35?

MR. REICHLIN: That was on Route -- that was on Route K.

MR. ZENNER: Route K. Do you know that, Richard? No. On Old Plank. Is it 35? Mr. Harder, I'm sorry, I don't have that.

MR. HARDER: Okay.

MR. ZENNER: And the bull pen doesn't, either.

MR. HARDER: Thanks.

MR. REICHLIN: Anybody else? I -- I have a couple. I wondered when you talk about the traffic on Old Plank at this point in time, how do you factor in the potential for what can happen on Smith Hatchery Road?

MR. ZENNER: Smith's Hatchery, if I recall correctly, does also come back up to Scott Boulevard and Route K, if I am correct. The primary flow of traffic, which we haven't analyzed that and it is in the County at this point. It is not City-annexed property, so the development potential is really limited as it relates to the ability to serve it with sanitary -- centralized sanitary sewer. It is low-density residential or agriculturally zoned currently. Smith Hatchery, we have engaged with the County as it relates to development that would be to the south of Route K and the intersection of Scott with a parcel that is that location, but it would likely be flowing northward to Scott Boulevard. Given the improvement to Scott that will occur to a four-lane, that is where I would anticipate the traffic to be flowing to, but we don't have anything empirically to show that would happen.

MR. REICHLIN: Additionally, I question the rationale of O-P and is that C-P?

MR. ZENNER: O-P. It would office, O-P, on the corner and that would be an issue to discuss at a later date.

MR. REICHLIN: Okay.

MR. ZENNER: I just wanted to put that into the mixture as consideration. O-P is in Lot 1, and that is a proposal that will come before you on November 5, and then Lot 5 would be a PUD.

MR. REICHLIN: Okay. But what about Lot 2?

MR. ZENNER: Lot 2 and -- Lot 2, Lot 3, and Lot 4 will remain R-1, restricted to single-family site-built, residential homes.

MR. REICHLIN: Okay. So we're not considering any of the individual lot zonings at this time?

MR. ZENNER: None of the individual lot zonings. Correct.

MR. REICHLIN: Okay. Are there any other questions of staff? Seeing none. It's our practice - - although this is a subdivision matter and not a public hearing, it is our practice that anybody who is involved in this has -- if they have any salient items they would like to bring to our attention, this is the opportunity to do so.

MR. BUTCHER: I'm David Butcher, Crockett Engineering Consultants, 2608 North Stadium Boulevard. I represent the client. I prepared this plat as a single-family residential subdivision. It's nearly a half a mile of street. I agree with all the points that have been made here. And we have an approved preliminary plat and we -- we should have asked for this when we came forward with the preliminary plat. These lots are in conformance with what we requested then. We just -- it was a minor

oversight on our -- our part and staff's. We -- this is really merely just a housecleaning issue, in my opinion. So the PUD issue and the O-P issue are things that we will bring up to you at a later time, but considering what I have here, this is a single-family residential subdivision. All of them will need some sort of access onto Old Plank Road. And so I'm here for questions and --

MR. REICHLIN: Are there any questions of this speaker? Seeing none, thank you very much. I'll open up the conversation to Commissioners at this time. Anybody have anything they care to share?

MS. RUSHING: In this area, the -- the roadway is very curvy, and I have significant concerns about having all of those drives entering onto a road that curves around and would appear that would have limited sight as far as the distance and speed that people are traveling along that roadway.

MR. REICHLIN: Anybody else? Seeing no one. With regard to Ms. Rushing's comments, traffic engineering will be involved with the sight lines and safety issues that come part and parcel to the driveway locations?

MR. ZENNER: That is correct, and that is what the condition of approval is predicated on.

MR. REICHLIN: Thank you. At this time, I'll entertain a motion. Mr. Strodtman?

MR. STRODTMAN: I'll make a motion for Case 15-202, recommend approval of a five-lot plat and variance to Section 25-53(4) subject to final approval of the roadway profile and verification of sight distances from each driveway access being met.

MR. STANTON: Second.

MR. REICHLIN: That was Mr. Stanton. Take a roll call, please.

MS. LOE: Yes. In Case 15-202.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton. Voting No: Ms. Rushing. Motion carries 6-1.**

MS. LOE: The vote was 6-1. It carries. The motion will be forwarded to Council for -- with our recommendation for approval.

MR. REICHLIN: Okay. Moving on to Case No. 15-204 and 15-205.